



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		MILL ST, ARLINGTON

OWNERSHIP

Owner 1:	ARLINGTON DENTAL GROUP P.C.	Unit #:	202
Owner 2:			
Owner 3:			

Street 1: 22 MILL STREET #202

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: SHERMAN DONALD S-ETAL -

Owner 2: SHERMAN BARBARA -

Street 1: 22 MILL STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo-Comm with a Condo Office Building built about 1984, having primarily Brick Exterior and 1179 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
343	Condo-Comm		0	Sq. Ft.	Site			0	0.	0.00	MS																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
343	0.000	473,300			473,300		144187
							GIS Ref
							GIS Ref
							Insp Date
							10/02/18

Source: Market Adj Cost Total Value per SQ unit /Card: 401.44 /Parcel: 401.44

Entered Lot Size Total Land: Land Unit Type:

14337!

!4337!

PRINT

Date

Time

12/30/21

00:23:53

LAST REV

Date

Time

04/16/19

13:54:58

apro

4337

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHERMAN DONALD	33092-390		6/20/2001		206,700	No	No		
	15658-190		6/1/1984		140,483	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2018	Meas/Inspect	PH	Patrick H
2/23/2009	Inspected	197	PATRIOT
5/1/1985		LO	

Sign: VERIFICATION OF VISIT NOT DATA

____/____/____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 63 - Condo Office				Full Bath:	Rating:												
Sty Ht: 4 - 4 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 2 - Steel				1/2 Bath: 1	Rating: Average												
Prime Wall: 7 - Brick				A HBth:	Rating:												
Sec Wall:			%	OthrFix:	Rating:												
Roof Struct: 4 - Flat				RESIDENTIAL GRID													
Roof Cover: 11 - Membrane				Kits:	Rating:			1st Res Grid	Desc:		# Units						
Color: BRICK				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR		
View / Desir:				Frl:	Rating:			BR	FB	HB	L	O					
GENERAL INFORMATION				WSFlue:	Rating:			Other									
Grade: C+ - Average (+)				CONDO INFORMATION				Upper									
Year Blt: 1984	Eff Yr Blt:			Location:				Lvl 2									
Alt LUC:	Alt %:			Total Units:				Lvl 1									
Jurisdict:	Fact:	.		Floor: 2 - 2nd Floor				Lower									
Const Mod:				% Own: 2.58999914				Totals	RMS:	BRs:	Baths:	HB	1				
Lump Sum Adj:				Name: 2 - 3002													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: AV - Average	28. %			Exterior:									
Prim Int Wal 1 - Drywall				Functional:		%		Interior:									
Sec Int Wall:		%		Economic:		%		Additions:									
Partition: T - Typical				Special:		%		Kitchen:									
Prim Floors: 4 - Carpet				Override:		%		Baths:									
Sec Floors:		%		Total:	28 %			Plumbing:									
Bsmnt Flr:				CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ: 250.00				Heating:									
Bsmnt Gar:				Size Adj.: 1.25000000				General:									
Electric: 3 - Typical				Const Adj.: 1.51439393													
Insulation: 2 - Typical				Adj \$ / SQ: 473.248													
Int vs Ext: S				Other Features: 5825													
Heat Fuel: 2 - Gas				Grade Factor: 1.10													
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.05999994													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC: 100			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 657373													
% Com Wal	% Sprinkled			Depreciation: 184064				Juris. Factor:		Before Depr: 551.81							
				Depreciated Total: 473309				Special Features: 0		Val/Su Net: 401.44							
								Final Total: 473300		Val/Su SzAd: 401.44							
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS				PARCEL ID 052.A-0001-0202.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:				Total:								
AssessPro Patriot Properties, Inc																	
																	